

# Summerhill Plaza

SOUTHEAST CORNER OF LAKE MEAD BLVD. & BUFFALO DR.  
7501-7591 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128



Summerhill Plaza is a busy EOS Fitness anchored shopping center located at the high-traffic corner of Lake Mead Boulevard & Buffalo Drive. The property is positioned less than one mile west of the I-11 freeway with exposure to over 65,000 vehicles daily. According to Placer.ai, the center receives more than 163,000 visitors per month.

Major daily traffic generators include Walgreens, Sola Salon Suites, Starbucks, Einstein Bros. Bagels, Café Zupas, Grape Vine Café, Slater's 50/50, AT&T, Stephano's Mediterranean, and many more. Strong demographics surround the property, with over 193,000 residents, and average household incomes exceeding \$98,000 within a three-mile radius. Additionally, there are more than 53,000 employees working nearby.

Summerhill Plaza presents a great opportunity to join an amazing lineup of daily needs operators including fitness, health & beauty, and food & beverage tenants.

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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**Building Type:** Neighborhood Center

**Space Available:** 1,300 to 2,134 SF

**Lease Rates:** \$2.50 to \$2.65/SF NNN

**NNN:** \$0.65/SF

**Zoning:** C-1 (City of Las Vegas)

**Traffic Counts:** ± 65,000 cars per day

## Demographics

### Population

1 mile radius	24,204 people
3 mile radius	193,675 people

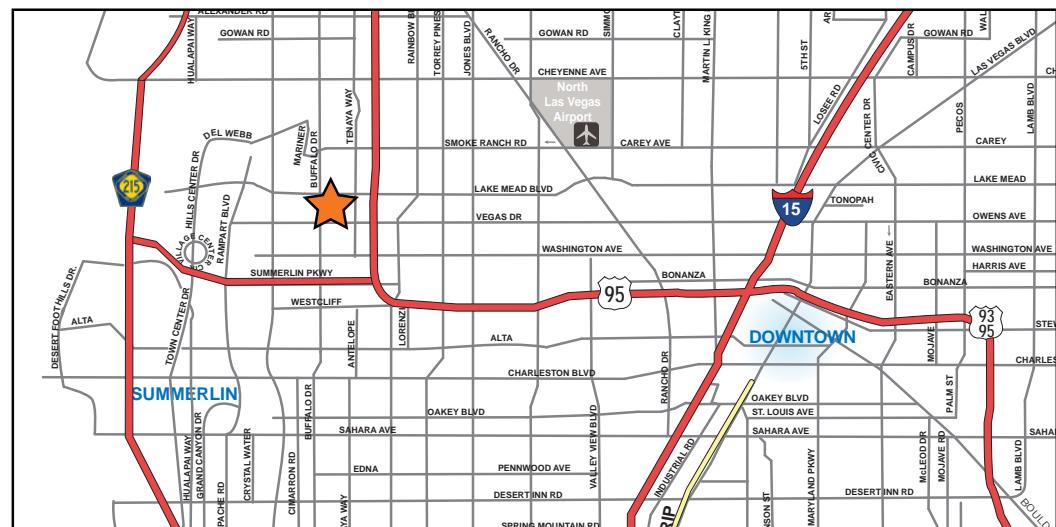
### Daytime Employees

1 mile radius	9,407 people
3 mile radius	53,090 people

### Annual HH Income

1 mile radius	\$94,731
3 mile radius	\$98,742

### 2025 Estimated Demographics



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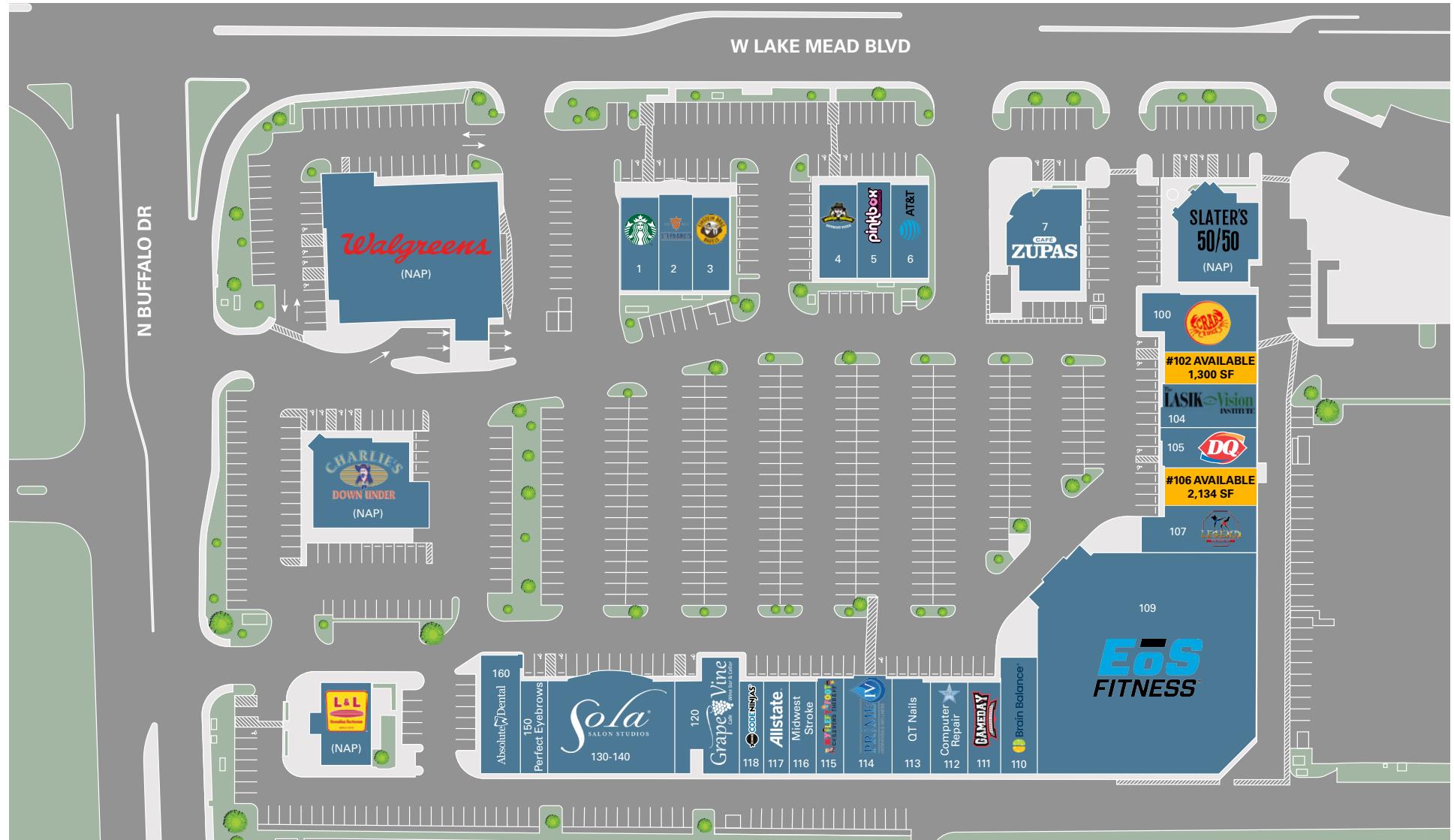
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## Site Plan



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## Aerial



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